



## Apartment Two-bedroom (3+kk)

€ 576 767 | CZK 14 200 000

82.3 m², Prague 8, Karlín, Jirsíkova



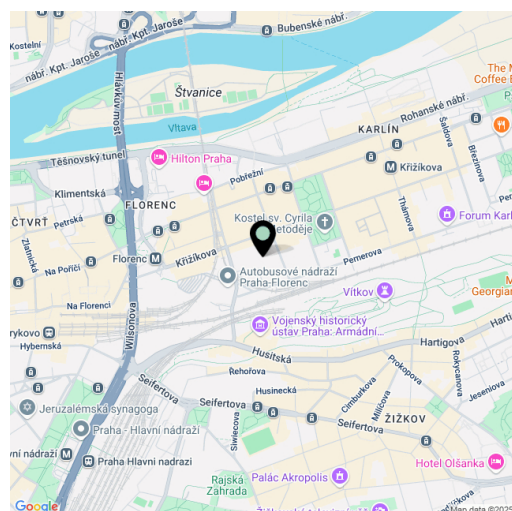


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|                  |        |
|------------------|--------|
| Total area       | 82 m²  |
| Parking          | Yes    |
| Cellar           | Yes    |
| PENB             | B      |
| Reference number | 108604 |



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

A new air-conditioned apartment with a beautiful view of the Prague skyline is located on the 7th floor of a carefully renovated historic building with an elevator, situated in a protected and highly sought-after part of Karlín. The apartment is being created as part of a loft conversion and rooftop extension.

This **southwest-facing** two-bedroom apartment consists of a living room with a kitchenette, two bedrooms, a bathroom with a sink and shower, a separate toilet, and an entrance hall. The price includes a cellar unit and a 15-year lease of **one parking space** in the courtyard.

The defining features of this apartment are space and natural light. The high-quality interior includes **triple-glazed skylights and studio windows**, **hardwood parquet floors**, large-format tiles and wall cladding, a custom-made **kitchen with built-in appliances** valued at CZK 300,000, premium bathroom fittings, flush interior doors by **CAG**, **underfloor heating** with a separate condensing boiler, **air-conditioning units** in all living rooms, a **NEXT** security entrance door, an **AKI PRO** security system, and a video intercom. The building has been completely renovated, including the modernization of common areas, courtyard revitalization, installation of a **new elevator**, and implementation of a chip-access entry system.

**Karlín** is one of Prague's most vibrant districts, known for its parks, cafés, restaurants, full range of services, and lively atmosphere. Cultural venues such as **Forum Karlín** and the Karlín Musical Theatre are nearby. Sports facilities in close proximity include the Štvanice tennis courts, Olšanka Sports Center, **Karlín Golf**, and the YMCA Sports Centre. Excellent transport connections are provided by the **Florenc metro station** (lines B and C), as well as numerous tram and bus lines. Long-distance buses depart from the nearby Florenc bus terminal.

A **separate garage** (approx. 27.5 m²) for one car and a motorcycle is available for purchase. It can also serve as additional storage or a small workshop. The price of the garage is CZK 2,000,000.

The total floor area according to current measurements is 82.3 m². The owner's declaration lists the net floor area as 79.5 m².

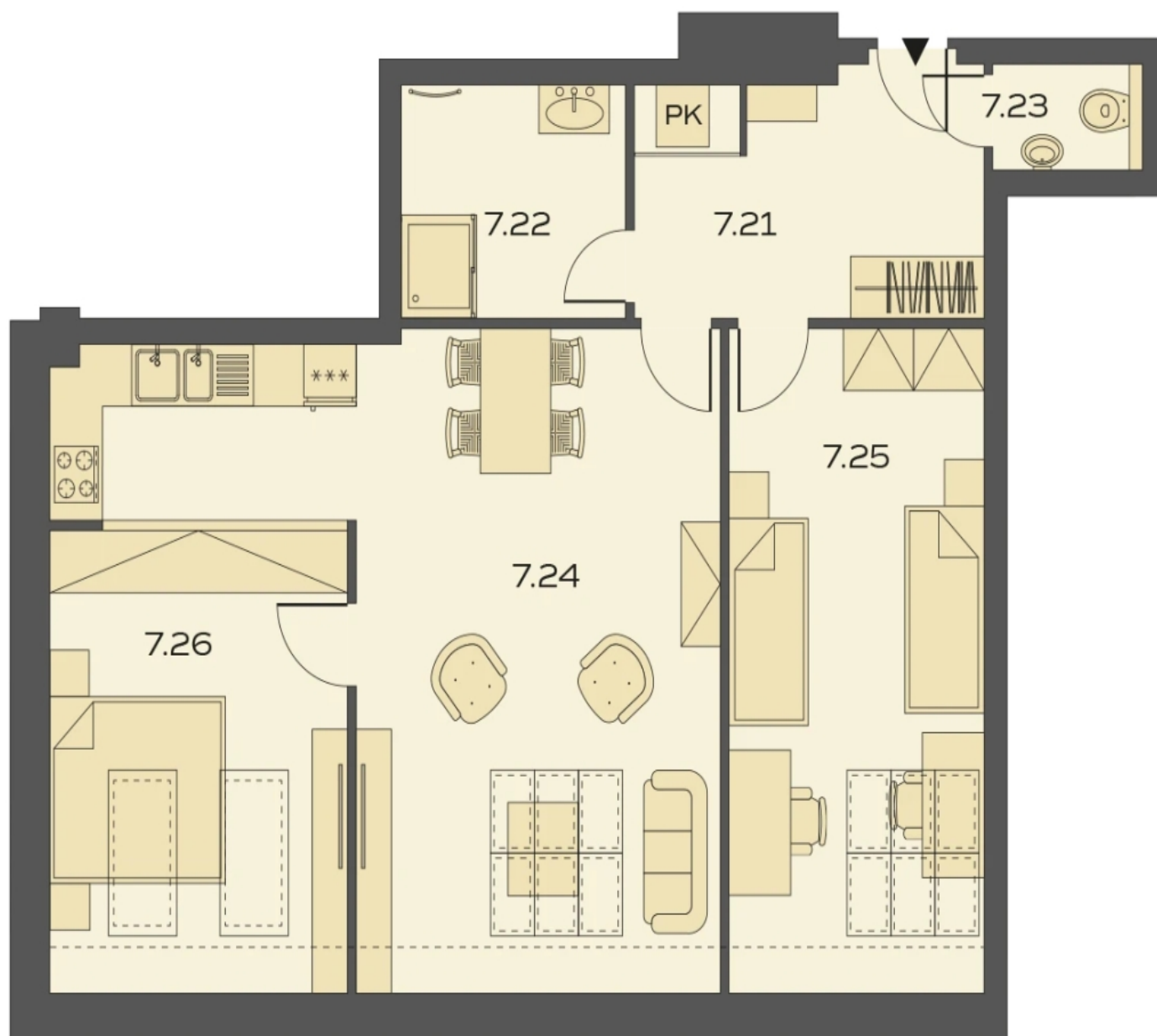
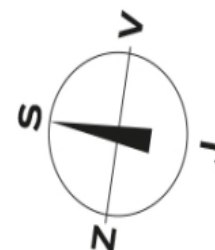




## Apartment Two-bedroom (3+kk)

82.3 m<sup>2</sup>, Prague 8, Karlín, Jirsíkova

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